



Memorandum

TO: Historic Landmarks Commission

FROM: Courtney Damkroger

SUBJECT: HP02-004
Façade Improvement Alterations to
Britannia Arms

DATE: March 27, 2001

APPROVED:

DATE:

BACKGROUND

This Historic Preservation permit is to allow for façade improvement alterations to an existing storefront addition to the Lyndon building located on the north side of West Santa Clara Street; 177 West Santa Clara Street. The Lyndon building is a Historic Landmark (HL92-75; 177 W. Santa Clara Street). The site is zoned CG, Commercial General and is designated Core Area Commercial on the adopted San Jose 2020 Land Use and Transportation Diagram.

This Historic Preservation permit is to allow the installation of a canvas awning and painted wood storefront with entry doors in one bay of the façade's first floor. The existing first floor storefront is not original to the building.

The Historic Landmarks Commission's comments will be forwarded to the Director of Planning and this permit will be considered by the Director of Planning at a public hearing on Wednesday, April 10, 2002.

ENVIRONMENTAL

This project was found to be exempt from Environmental Review.

ANALYSIS

This permit proposes to refurbish the storefronts at the east and west building bays and remove a modern aluminum storefront addition with curved glass from the middle bay of the existing cement plastered masonry building. The applicant proposes to replace the modern storefront addition with a traditional wood storefront with true divided lights, solid wood base panel and articulated transom section. The Redevelopment Agency will clarify whether the slate base will be carried through the entire Santa Clara Street Elevation. A new canvas awning will be installed at each of the three storefronts. The applicant intends to place painted signage on the awning, but has not included the design and location of that signage in this proposal. Please see the attached plan set for details.



The existing cement plaster façade, as well as the dentils along the cornice, will be patched, painted and replaced as required. The cornice on the Almaden Boulevard elevation requires substantial replacement. The HLC Design Review Subcommittee requested the applicant to review the feasibility of restoring rather than replacing the second story wood windows and to explore an alternative for the blank wall next to the relocated front door. The applicant has also been provided copies of the National Park Service Briefs on cleaning masonry.

In evaluating this proposal, Secretary of the Interior's Standard #9 applies.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The new painted wood storefront will not affect original fabric on the building, and is consistent in size and scale with the proportions of the existing facade. Planning staff believes that this proposed modification is consistent with the Standards.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to the Secretary of the Interior's Standards and recommend approval of the proposed modification to the Director of Planning.

Courtney Damkroger
Historic Preservation Officer

Attachments

PBCE002/Historic/4-03-02/HP02-004

Historic Landmarks Commission

April 3, 2002

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